HOUSING MARKET INFORMATION

HOUSING NOW
Winnipeg CMA

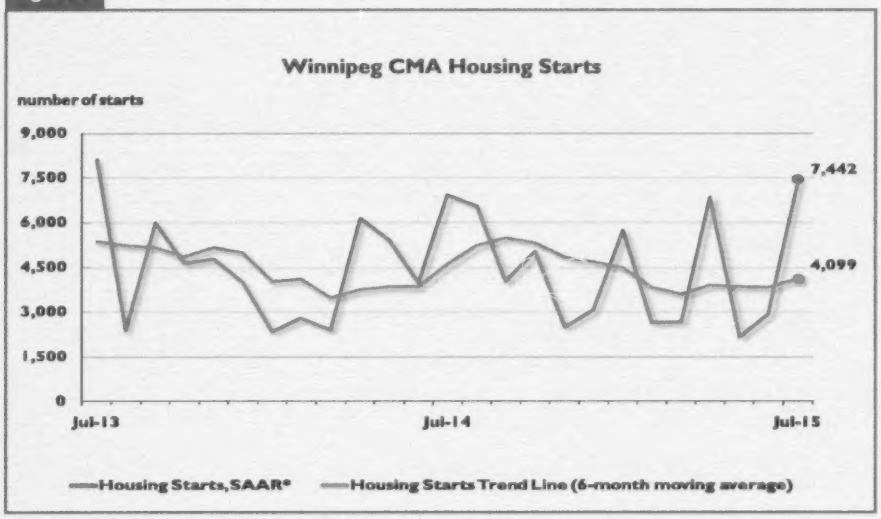
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: August 2015

Highlights

- Pace of housing starts moved higher in July due to an increase in apartment construction
- Actual housing starts for the first seven months of 2015 were one per cent higher than in the corresponding period of 2014
- Inventories of both single-detached and multi-family units were higher in July compared to one year prior

Figure 1



* SAAR[1]: Seasonally Adjusted Annual Rate

[1] Seasonally adjusted annual rates (SAAR) — Monthly housing starts figures are adjusted to remove normal seasonal variation and multiplied by 12 to reflect annual levels. By removing seasonal ups and downs, seasonal adjustment allows for a comparison from one season to the next and from one month to the next. Reporting monthly figures at annual rates indicates the annual level of starts that would be obtained if the monthly pace was maintained for 12 months. This facilitates comparison of the current pace of activity to annual forecasts as well as to historical annual levels.

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Housing Market Overview

Housing starts in the Winnipeg Census Metropolitan Area (CMA) were trending at 4,099 units in July compared to 3,810 in June. The trend is a six month moving average of the monthly seasonally adjusted annual rates (SAAR) of total housing starts. The trend in total housing starts in Winnipeg rose in July as a result of increased apartment construction. The trend in single-detached construction moved lower.

Actual housing starts totalled 657 units in July, 7.5 per cent higher than the 611 units started in same month of 2014. This increase brought year-to-date total starts through July to 2,480 units, one per cent more than the 2,462 units started in the same period a year earlier.

The increase in the pace of construction in July was exclusively in the multiple-family sector, which includes semi-detached units, rows, and apartments. Construction began on a total of 469 multi-family units in July, an increase of 17 per cent compared to the 402 units started in July 2014. As a result, the number of multi-family starts in the first seven months of 2015 was 1,528 units, 11 per cent higher than for the corresponding period of 2014. The majority of multi-family construction so far this year has been for the rental market where demand has been supported by continued elevated

Figure 2

Source: CMHC

levels of international immigration as many new migrants tend to rent upon arrival in Winnipeg. Starts intended for the rental market through July numbered 943 units, more than double the 428 started during the same period of 2014. With five months to go in 2015, this already represents the highest annual total for rental starts on record since 1988. Conversely, multi-family starts for the ownership market were down 44 per cent under the same comparison, a result of builders responding to higher inventories. The number of complete and unabsorbed multi-family units available for ownership in July was 376, 31 per cent higher than where it stood one year prior.

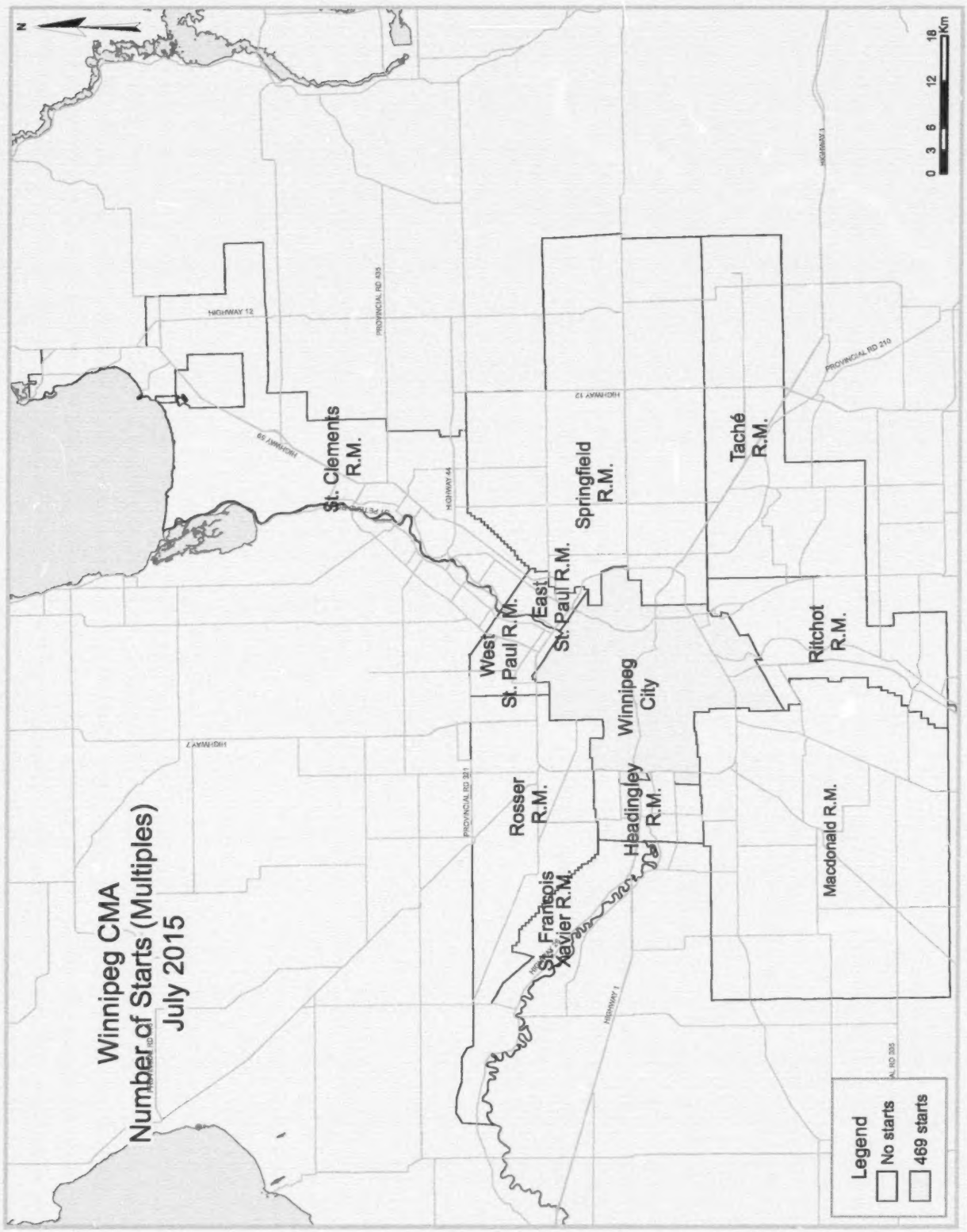
There were 188 single-detached starts in July, a decline of 10 per cent compared to the 209 units started in July 2014. As a result, single-detached starts numbered 952 units through the first seven months of 2015 lagging results for the same period of last year by 12 per cent. Meanwhile, builders completed the construction of 1,137 single-detached homes for ownership between January and July, eight per cent more than for the same period one year prior. The number of single-detached absorptions on a year-to-date basis was 1,120 units, almost identical to the number absorbed in the corresponding period of 2014. Completions continue to outpace absorptions resulting in the inventory of complete and unabsorbed single-

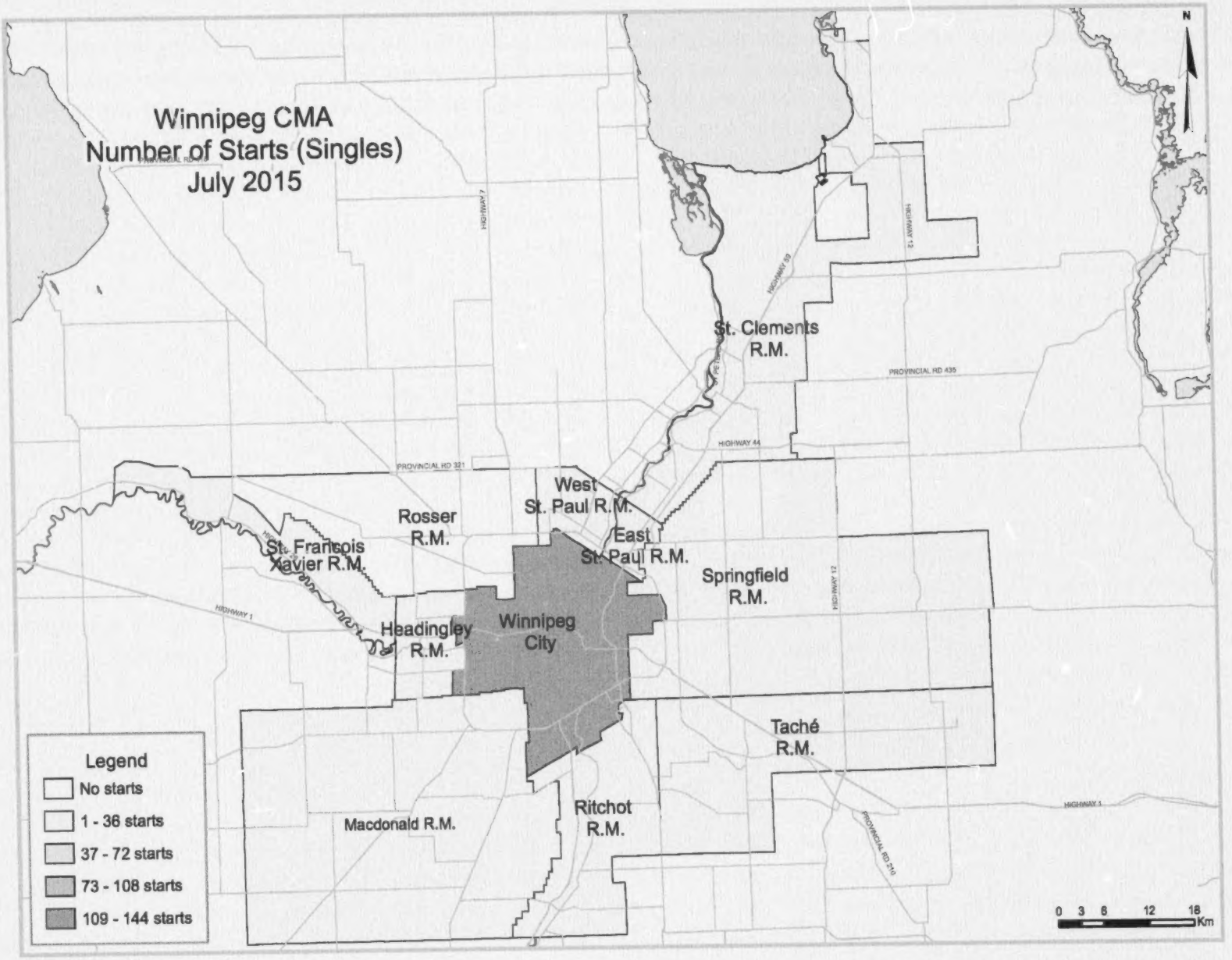
detached homes totalling 254 units at the end of July, up 11 per cent year-over-year. However, much of the increase in inventory was a result of more homes being maintained as show homes. There were 81 show homes in inventory in July, 33 per cent more than one year ago. The number of spec homes in inventory at the end of July was 174, up four percent under the same comparison.

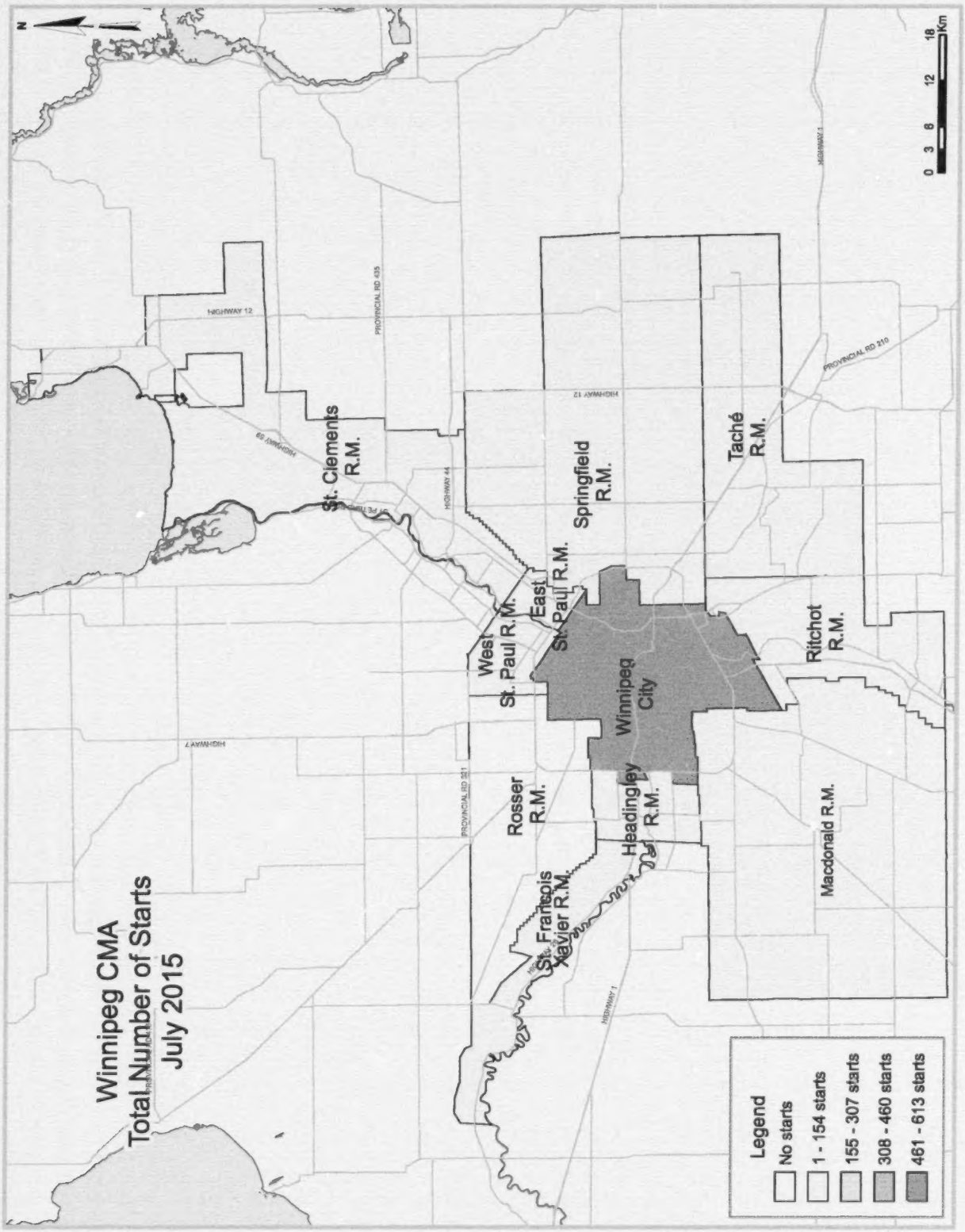
The average absorbed price of a new single-detached home in July 2015 was $446,150, an increase of 2.5 per cent compared to July 2014. This increase was supported by a slightly larger share of homes priced above $500,000 being absorbed in July compared to one year prior. On a year-to-date basis, the average price for a new single-detached home in July was $435,303, up 1.1 per cent from July 2014.

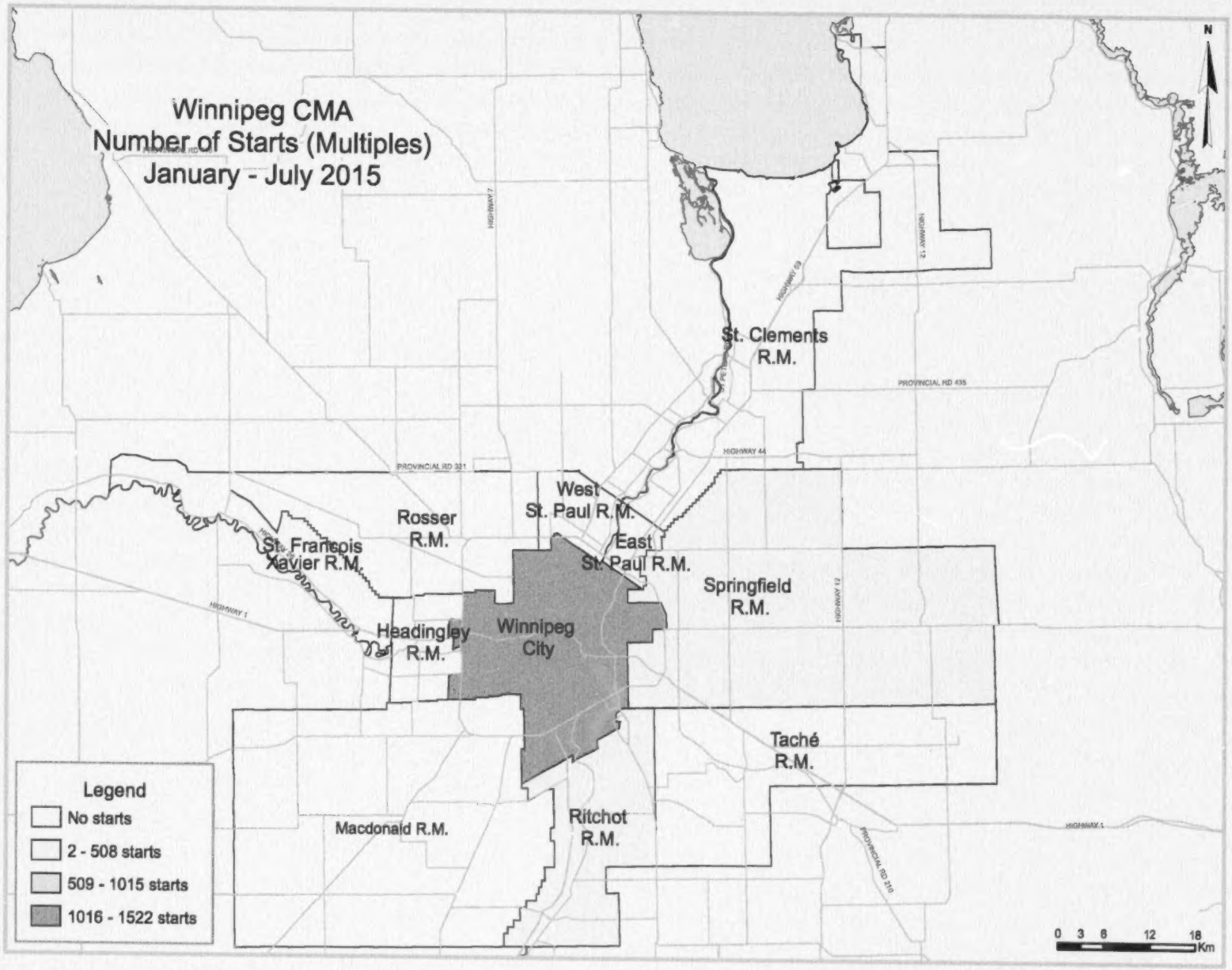
Figure 3

Source: CMHC (*excludes rental)


Winnipeg CMA
Number of Starts (Multiples)
July 2015
N
0 3 6 12 18 Km
Legend
No starts
469 starts
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
HIGHWAY 12
HIGHWAY 59
HIGHWAY 44
HIGHWAY 7
HIGHWAY 1
PROVINCIAL RD 435
PROVINCIAL RD 210
PROVINCIAL RD 321
PROVINCIAL RD 335


Winnipeg CMA
Number of Starts (Singles)
July 2015
N
St. Clements R.M.
PROVINCIAL RD 435
HIGHWAY 44
PROVINCIAL RD 321
West St. Paul R.M.
Rosser R.M.
East St. Paul R.M.
St. François Xavier R.M.
Springfield R.M.
HIGHWAY 1
Headingley R.M.
Winnipeg City
Taché R.M.
Macdonald R.M.
Ritchot R.M.
PROVINCIAL RD 210
Legend
No starts
1 - 36 starts
37 - 72 starts
73 - 108 starts
109 - 144 starts
0 3 6 12 18 Km


Winnipeg CMA
Total Number of Starts
July 2015
N
0 3 6 12 18 Km
HIGHWAY 12
HIGHWAY 59
PROVINCIAL RD 335
HIGHWAY 44
HIGHWAY 12
PROVINCIAL RD 210
HIGHWAY 1
HIGHWAY 7
PROVINCIAL RD 321
HIGHWAY 1
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
Legend
No starts
1 - 154 starts
155 - 307 starts
308 - 460 starts
461 - 613 starts


Winnipeg CMA
Number of Starts (Multiples)
January - July 2015
N
St. Clements R.M.
West St. Paul R.M.
Rosser R.M.
St. François Xavier R.M.
East St. Paul R.M.
Springfield R.M.
Headingley R.M.
Winnipeg City
Taché R.M.
Macdonald R.M.
Ritchot R.M.
PROVINCIAL RD 321
PROVINCIAL RD 435
HIGHWAY 44
HIGHWAY 1
HIGHWAY 7
HIGHWAY 12
HIGHWAY 59
PROVINCIAL RD 210
Legend
No starts
2 - 508 starts
509 - 1015 starts
1016 - 1522 starts
0 3 6 12 18
Km

Winnipeg CMA
Number of Starts (Singles)
January - July 2015
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
HIGHWAY 12
PROVINCIAL RD 435
HIGHWAY 44
PROVINCIAL RD 210
PROVINCIAL RD 221
HIGHWAY 1
Legend
No starts
1 - 186 starts
187 - 372 starts
373 - 556 starts
559 - 744 starts
0 3 6 12 18 Km

Winnipeg CMA
Total Number of Starts
January - July 2015
N
0 3 6 12 18 Km
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
HIGHWAY 12
PROVINCIAL RD 335
HIGHWAY 44
HIGHWAY 59
HIGHWAY 1
PROVINCIAL RD 221
PROVINCIAL RD 210
Legend
No starts
1 - 567 starts
568 - 1133 starts
1134 - 1699 starts
1700 - 2266 starts

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) July 2015		
Winnipeg CMA[1]	June 2015	July 2015
Trend[2]	3,810	4,099
SAAR	2,910	7,442
	July 2014	July 2015
Actual		
July - Single-Detached	209	188
July - Multiples	402	469
July - Total	611	657
January to July - Single-Detached	1,081	952
January to July - Multiples	1,381	1,528
January to July - Total	2,462	2,480

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Winnipeg CMA
July 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
July 2015	188	6	0	0	66	147	0	250	657
July 2014	208	8	0	1	28	152	11	203	611
% Change	-9.6	-25.0	n/a	-100.0	135.7	-3.3	-100.0	23.2	7.5
Year-to-date 2015	952	96	0	0	183	306	106	837	2,480
Year-to-date 2014	1,078	72	0	3	254	627	35	393	2,462
% Change	-11.7	33.3	n/a	-100.0	-28.0	-51.2	**	113.0	0.7
UNDER CONSTRUCTION									
July 2015	1,067	88	4	0	375	1,528	78	1,387	4,527
July 2014	1,172	78	0	3	468	1,604	50	949	4,324
% Change	-9.0	12.8	n/a	-100.0	-19.9	-4.7	56.0	46.2	4.7
COMPLETIONS									
July 2015	151	16	0	0	38	112	12	44	373
July 2014	177	6	0	0	40	47	4	155	429
% Change	-14.7	166.7	n/a	n/a	-5.0	138.3	200.0	-71.6	-13.1
Year-to-date 2015	1,133	94	7	4	124	497	61	491	2,411
Year-to-date 2014	1,051	54	0	7	159	435	12	244	1,962
% Change	7.8	74.1	n/a	-42.9	-22.0	14.3	**	101.2	22.9
COMPLETED & NOT ABSORBED									
July 2015	252	41	6	2	70	259	n/a	n/a	630
July 2014	226	15	0	2	42	231	n/a	n/a	516
% Change	11.5	173.3	n/a	0.0	66.7	12.1	n/a	n/a	22.1
ABSORBED									
July 2015	170	7	0	0	49	122	n/a	n/a	348
July 2014	217	4	0	1	30	39	n/a	n/a	291
% Change	-21.7	75.0	n/a	-100.0	63.3	**	n/a	n/a	19.6
Year-to-date 2015	1,116	54	1	4	134	365	n/a	n/a	1,674
Year-to-date 2014	1,113	39	0	6	174	328	n/a	n/a	1,660
% Change	0.3	38.5	n/a	-33.3	-23.0	11.3	n/a	n/a	0.8

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
July 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Winnipeg City									
July 2015	144	6	0	0	66	147	0	250	613
July 2014	128	4	0	1	28	152	0	203	516
East St. Paul R.M.									
July 2015	5	0	0	0	0	0	0	0	5
July 2014	8	0	0	0	0	0	0	0	8
Headingley R.M.									
July 2015	2	0	0	0	0	0	0	0	2
July 2014	3	0	0	0	0	0	0	0	3
MacDonald R.M.									
July 2015	6	0	0	0	0	0	0	0	6
July 2014	8	0	0	0	0	0	0	0	8
Ritchot R.M.									
July 2015	5	0	0	0	0	0	0	0	5
July 2014	5	0	0	0	0	0	11	0	16
Rosser R.M.									
July 2015	0	0	0	0	0	0	0	0	0
July 2014	1	0	0	0	0	0	0	0	1
St. Clements R.M.									
July 2015	4	0	0	0	0	0	0	0	4
July 2014	13	0	0	0	0	0	0	0	13
St. Francois Xavier R.M.									
July 2015	1	0	0	0	0	0	0	0	1
July 2014	0	0	0	0	0	0	0	0	0
Springfield R.M.									
July 2015	6	0	0	0	0	0	0	0	6
July 2014	20	4	0	0	0	0	0	0	24
Tache R.M.									
July 2015	8	0	0	0	0	0	0	0	8
July 2014	10	0	0	0	0	0	0	0	10
West St. Paul R.M.									
July 2015	7	0	0	0	0	0	0	0	7
July 2014	12	0	0	0	0	0	0	0	12
First Nations									
July 2015	0	0	0	0	0	0	0	0	0
July 2014	0	0	0	0	0	0	0	0	0
Winnipeg CMA									
July 2015	188	6	0	0	66	147	0	250	657
July 2014	208	8	0	1	28	152	11	203	611

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
July 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Winnipeg City									
July 2015	783	86	4	0	375	1,484	72	1,387	4,191
July 2014	906	64	0	2	426	1,562	15	949	3,924
East St. Paul R.M.									
July 2015	43	0	0	0	0	0	0	0	43
July 2014	38	0	0	0	0	0	0	0	38
Headingley R.M.									
July 2015	13	0	0	0	0	0	0	0	13
July 2014	17	0	0	0	0	0	0	0	17
MacDonald R.M.									
July 2015	29	0	0	0	0	0	0	0	29
July 2014	27	0	0	0	10	0	0	0	37
Ritchot R.M.									
July 2015	25	0	0	0	0	44	6	0	75
July 2014	18	6	0	1	32	12	35	0	104
Rosser R.M.									
July 2015	0	0	0	0	0	0	0	0	0
July 2014	1	0	0	0	0	0	0	0	1
St. Clements R.M.									
July 2015	40	0	0	0	0	0	0	0	40
July 2014	35	0	0	0	0	0	0	0	35
St. Francois Xavier R.M.									
July 2015	2	0	0	0	0	0	0	0	2
July 2014	4	0	0	0	0	0	0	0	4
Springfield R.M.									
July 2015	43	2	0	0	0	0	0	0	45
July 2014	58	8	0	0	0	0	0	0	66
Tache R.M.									
July 2015	31	0	0	0	0	0	0	0	31
July 2014	35	0	0	0	0	30	0	0	65
West St. Paul R.M.									
July 2015	58	0	0	0	0	0	0	0	58
July 2014	33	0	0	0	0	0	0	0	33
First Nations									
July 2015	0	0	0	0	0	0	0	0	0
July 2014	0	0	0	0	0	0	0	0	0
Winnipeg CMA									
July 2015	1,067	88	4	0	375	1,528	78	1,387	4,527
July 2014	1,172	78	0	3	468	1,604	50	949	4,324

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
July 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Winnipeg City									
July 2015	109	12	0	0	38	112	12	44	327
July 2014	134	4	0	0	40	3	4	155	340
East St. Paul R.M.									
July 2015	6	0	0	0	0	0	0	0	6
July 2014	11	0	0	0	0	0	0	0	11
Headingley R.M.									
July 2015	1	0	0	0	0	0	0	0	1
July 2014	3	0	0	0	0	0	0	0	3
Macdonald R.M.									
July 2015	8	0	0	0	0	0	0	0	8
July 2014	2	0	0	0	0	0	0	0	2
Ritchot R.M.									
July 2015	3	2	0	0	0	0	0	0	5
July 2014	2	0	0	0	0	44	0	0	46
Rosser R.M.									
July 2015	0	0	0	0	0	0	0	0	0
July 2014	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
July 2015	6	0	0	0	0	0	0	0	6
July 2014	4	0	0	0	0	0	0	0	4
St. Francois Xavier R.M.									
July 2015	0	0	0	0	0	0	0	0	0
July 2014	0	0	0	0	0	0	0	0	0
Springfield R.M.									
July 2015	8	2	0	0	0	0	0	0	10
July 2014	11	2	0	0	0	0	0	0	13
Tache R.M.									
July 2015	5	0	0	0	0	0	0	0	5
July 2014	8	0	0	0	0	0	0	0	8
West St. Paul R.M.									
July 2015	5	0	0	0	0	0	0	0	5
July 2014	2	0	0	0	0	0	0	0	2
First Nations									
July 2015	0	0	0	0	0	0	0	0	0
July 2014	0	0	0	0	0	0	0	0	0
Winnipeg CMA									
July 2015	151	16	0	0	38	112	12	44	373
July 2014	177	6	0	0	40	47	4	155	429

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
July 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Winnipeg City									
July 2015	201	33	0	2	64	229	n/a	n/a	529
July 2014	173	8	0	2	41	164	n/a	n/a	388
East St. Paul R.M.									
July 2015	3	0	0	0	0	0	n/a	n/a	3
July 2014	6	0	0	0	0	0	n/a	n/a	6
Headingley R.M.									
July 2015	0	0	0	0	0	0	n/a	n/a	0
July 2014	2	0	0	0	0	0	n/a	n/a	2
MacDonald R.M.									
July 2015	15	0	0	0	2	0	n/a	n/a	17
July 2014	16	0	0	0	1	0	n/a	n/a	17
Ritchot R.M.									
July 2015	11	2	0	0	4	0	n/a	n/a	17
July 2014	5	2	0	0	0	33	n/a	n/a	40
Rosser R.M.									
July 2015	0	0	0	0	0	0	n/a	n/a	0
July 2014	0	0	0	0	0	0	n/a	n/a	0
St. Clements R.M.									
July 2015	2	0	0	0	0	0	n/a	n/a	2
July 2014	5	0	0	0	0	0	n/a	n/a	5
St. Francois Xavier R.M.									
July 2015	3	0	0	0	0	0	n/a	n/a	3
July 2014	2	0	0	0	0	0	n/a	n/a	2
Springfield R.M.									
July 2015	10	6	3	0	0	0	n/a	n/a	19
July 2014	12	5	0	0	0	0	n/a	n/a	17
Tache R.M.									
July 2015	6	0	3	0	0	30	n/a	n/a	39
July 2014	2	0	0	0	0	34	n/a	n/a	36
West St. Paul R.M.									
July 2015	1	0	0	0	0	0	n/a	n/a	1
July 2014	3	0	0	0	0	0	n/a	n/a	3
First Nations									
July 2015	0	0	0	0	0	0	n/a	n/a	0
July 2014	0	0	0	0	0	0	n/a	n/a	0
Winnipeg CMA									
July 2015	252	41	6	2	70	259	n/a	n/a	630
July 2014	226	15	0	2	42	231	n/a	n/a	516

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
July 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Winnipeg City									
July 2015	122	6	0	0	48	122	n/a	n/a	298
July 2014	169	3	0	0	30	24	n/a	n/a	226
East St. Paul R.M.									
July 2015	7	0	0	0	0	0	n/a	n/a	7
July 2014	10	0	0	0	0	0	n/a	n/a	10
Headingley R.M.									
July 2015	2	0	0	0	0	0	n/a	n/a	2
July 2014	6	0	0	0	0	0	n/a	n/a	6
MacDonald R.M.									
July 2015	10	0	0	0	1	0	n/a	n/a	11
July 2014	4	0	0	0	0	0	n/a	n/a	4
Ritchot R.M.									
July 2015	3	0	0	0	0	0	n/a	n/a	3
July 2014	3	0	0	1	0	15	n/a	n/a	19
Rosser R.M.									
July 2015	0	0	0	0	0	0	n/a	n/a	0
July 2014	0	0	0	0	0	0	n/a	n/a	0
St. Clements R.M.									
July 2015	6	0	0	0	0	0	n/a	n/a	6
July 2014	5	0	0	0	0	0	n/a	n/a	5
St. Francois Xavier R.M.									
July 2015	2	0	0	0	0	0	n/a	n/a	2
July 2014	1	0	0	0	0	0	n/a	n/a	1
Springfield R.M.									
July 2015	7	1	0	0	0	0	n/a	n/a	8
July 2014	11	1	0	0	0	0	n/a	n/a	12
Tache R.M.									
July 2015	5	0	0	0	0	0	n/a	n/a	5
July 2014	7	0	0	0	0	0	n/a	n/a	7
West St. Paul R.M.									
July 2015	6	0	0	0	0	0	n/a	n/a	6
July 2014	1	0	0	0	0	0	n/a	n/a	1
First Nations									
July 2015	0	0	0	0	0	0	n/a	n/a	0
July 2014	0	0	0	0	0	0	n/a	n/a	0
Winnipeg CMA									
July 2015	170	7	0	0	49	122	n/a	n/a	348
July 2014	217	4	0	1	30	39	n/a	n/a	291

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Winnipeg CMA 2005 - 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2014	1,872	118	7	4	382	1,210	51	604	4,248
% Change	-15.1	7.3	n/a	-71.4	-8.6	5.1	45.7	-21.9	-9.7
2013	2,204	110	0	14	418	1,151	35	773	4,705
% Change	4.2	61.8	-100.0	0.0	77.9	46.4	n/a	-8.4	15.7
2012	2,115	68	3	14	235	786	0	844	4,065
% Change	7.4	112.5	-25.0	-56.3	32.0	159.4	-100.0	28.9	22.0
2011	1,970	32	4	32	178	303	157	655	3,331
% Change	4.1	14.3	n/a	14.3	17.9	-10.1	**	-18.5	2.7
2010	1,893	28	0	28	151	337	3	804	3,244
% Change	27.6	7.7	n/a	33.3	64.1	**	-57.1	113.8	59.6
2009	1,484	26	0	21	92	27	7	376	2,033
% Change	-22.5	-7.1	n/a	40.0	-22.7	-95.4	n/a	16.8	-32.4
2008	1,915	28	0	15	119	586	0	322	3,009
% Change	4.3	180.0	n/a	-53.1	32.2	-2.3	-100.0	-59.3	-10.7
2007	1,836	10	0	32	90	600	11	792	3,371
% Change	5.9	-54.5	n/a	**	-23.1	112.8	83.3	29.2	21.4
2006	1,733	22	0	4	117	282	6	613	2,777
% Change	-0.7	83.3	n/a	-60.0	-4.1	27.0	50.0	30.4	7.4
2005	1,746	12	0	10	122	222	4	470	2,586

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
July 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	July 2015	July 2014	July 2015	July 2014	July 2015	July 2014	July 2015	July 2014	July 2015	July 2014	% Change
Winnipeg City	144	129	18	6	54	26	397	355	613	516	18.8
East St. Paul R.M.	5	8	0	0	0	0	0	0	5	8	-37.5
Headingley R.M.	2	3	0	0	0	0	0	0	2	3	-33.3
MacDonald R.M.	6	8	0	0	0	0	0	0	6	8	-25.0
Ritchot R.M.	5	5	0	0	0	11	0	0	5	16	-68.8
Rosser R.M.	0	1	0	0	0	0	0	0	0	1	-100.0
St. Clements R.M.	4	13	0	0	0	0	0	0	4	13	-69.2
St. Francois Xavier R.M.	1	0	0	0	0	0	0	0	1	0	n/a
Springfield R.M.	6	20	0	4	0	0	0	0	6	24	-75.0
Tache R.M.	8	10	0	0	0	0	0	0	8	10	-20.0
West St. Paul R.M.	7	12	0	0	0	0	0	0	7	12	-41.7
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Winnipeg CMA	188	209	18	10	54	37	397	355	657	611	7.5

Table 2.1: Starts by Submarket and by Dwelling Type
January - July 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
Winnipeg City	744	849	102	66	277	237	1,143	978	2,266	2,130	6.4
East St. Paul R.M.	22	24	0	0	0	0	0	0	22	24	-8.3
Headingley R.M.	4	10	0	0	0	0	0	0	4	10	-60.0
MacDonald R.M.	34	27	0	0	0	7	0	0	34	34	0.0
Ritchot R.M.	25	17	2	6	0	35	0	12	27	70	-61.4
Rosser R.M.	0	1	0	0	0	0	0	0	0	1	-100.0
St. Clements R.M.	28	50	0	0	0	0	0	0	28	50	-44.0
St. Francois Xavier R.M.	1	2	0	0	0	0	0	0	1	2	-50.0
Springfield R.M.	44	52	4	10	0	0	0	0	48	62	-22.6
Tache R.M.	24	26	0	0	0	0	0	30	24	56	-57.1
West St. Paul R.M.	26	23	0	0	0	0	0	0	26	23	13.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Winnipeg CMA	952	1,081	108	82	277	279	1,143	1,020	2,480	2,462	0.7

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
July 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2015	July 2014	July 2015	July 2014	July 2015	July 2014	July 2015	July 2014
Winnipeg City	54	26	0	0	147	152	250	203
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	11	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	0	0	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	54	26	0	11	147	152	250	203

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - July 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Winnipeg City	171	237	106	0	306	585	837	393
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	7	0	0	0	0	0	0
Ritchot R.M.	0	0	0	35	0	12	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	0	0	0	0	30	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	171	244	106	35	306	627	837	393

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
July 2015

Submarket	Freehold		Condominium		Rental		Total*	
	July 2015	July 2014	July 2015	July 2014	July 2015	July 2014	July 2015	July 2014
Winnipeg City	150	132	213	181	250	203	613	516
East St. Paul R.M.	5	8	0	0	0	0	5	8
Headingley R.M.	2	3	0	0	0	0	2	3
MacDonald R.M.	6	8	0	0	0	0	6	8
Ritchot R.M.	5	5	0	0	0	11	5	16
Rosser R.M.	0	1	0	0	0	0	0	1
St. Clements R.M.	4	13	0	0	0	0	4	13
St. Francois Xavier R.M.	1	0	0	0	0	0	1	0
Springfield R.M.	6	24	0	0	0	0	6	24
Tache R.M.	8	10	0	0	0	0	8	10
West St. Paul R.M.	7	12	0	0	0	0	7	12
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	194	216	213	181	250	214	657	611

Table 2.5: Starts by Submarket and by Intended Market
January - July 2015

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Winnipeg City	834	903	489	834	943	393	2,266	2,130
East St. Paul R.M.	22	24	0	0	0	0	22	24
Headingley R.M.	4	10	0	0	0	0	4	10
MacDonald R.M.	34	27	0	7	0	0	34	34
Ritchot R.M.	27	22	0	13	0	35	27	70
Rosser R.M.	0	1	0	0	0	0	0	1
St. Clements R.M.	28	50	0	0	0	0	28	50
St. Francois Xavier R.M.	1	2	0	0	0	0	1	2
Springfield R.M.	48	62	0	0	0	0	48	62
Tache R.M.	24	26	0	30	0	0	24	56
West St. Paul R.M.	26	23	0	0	0	0	26	23
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	1,048	1,150	489	884	943	428	2,480	2,462

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
July 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	July 2015	July 2014	July 2015	July 2014	July 2015	July 2014	July 2015	July 2014	July 2015	July 2014	% Change
Winnipeg City	109	134	14	6	48	42	156	158	327	340	-3.8
East St. Paul R.M.	6	11	0	0	0	0	0	0	6	11	-45.5
Headingley R.M.	1	3	0	0	0	0	0	0	1	3	-66.7
MacDonald R.M.	8	2	0	0	0	0	0	0	8	2	**
Ritchot R.M.	3	2	2	0	0	0	0	44	5	46	-89.1
Rosser R.M.	0	0	0	0	0	0	0	0	0	0	n/a
St. Clements R.M.	6	4	0	0	0	0	0	0	6	4	50.0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0	0	0	n/a
Springfield R.M.	8	11	2	2	0	0	0	0	10	13	-23.1
Tache R.M.	5	8	0	0	0	0	0	0	5	8	-37.5
West St. Paul R.M.	5	2	0	0	0	0	0	0	5	2	150.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Winnipeg CMA	151	177	18	8	48	42	156	202	373	429	-13.1

Table 3.1: Completions by Submarket and by Dwelling Type
January - July 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
Winnipeg City	850	788	76	46	172	148	958	574	2,056	1,556	32.1
East St. Paul R.M.	22	36	0	0	0	0	0	0	22	36	-38.9
Headingley R.M.	12	29	0	0	0	0	0	0	12	29	-58.6
MacDonald R.M.	42	27	0	0	4	4	0	0	46	31	48.4
Ritchot R.M.	32	16	4	6	0	15	0	84	36	121	-70.2
Rosser R.M.	2	2	0	0	0	0	0	0	2	2	0.0
St. Clements R.M.	39	52	0	0	0	0	0	0	39	52	-25.0
St. Francois Xavier R.M.	8	6	0	0	0	0	0	0	8	6	33.3
Springfield R.M.	68	58	22	6	3	0	0	0	93	64	45.3
Tache R.M.	41	30	0	0	4	0	30	21	75	51	47.1
West St. Paul R.M.	22	14	0	0	0	0	0	0	22	14	57.1
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Winnipeg CMA	1,138	1,058	102	58	183	167	988	679	2,411	1,962	22.9

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
July 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2015	July 2014	July 2015	July 2014	July 2015	July 2014	July 2015	July 2014
Winnipeg City	36	38	12	4	112	3	44	155
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	44	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	0	0	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	36	38	12	4	112	47	44	155

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - July 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Winnipeg City	118	144	54	4	467	330	491	244
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	4	4	0	0	0	0	0	0
Ritchot R.M.	0	9	0	6	0	84	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	3	0	0	0	0	0	0	0
Tache R.M.	4	0	0	0	30	21	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	129	157	54	10	497	435	491	244

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
July 2015

Submarket	Freehold		Condominium		Rental		Total*	
	July 2015	July 2014	July 2015	July 2014	July 2015	July 2014	July 2015	July 2014
Winnipeg City	121	138	150	43	56	159	327	340
East St. Paul R.M.	6	11	0	0	0	0	6	11
Headingley R.M.	1	3	0	0	0	0	1	3
MacDonald R.M.	8	2	0	0	0	0	8	2
Ritchot R.M.	5	2	0	44	0	0	5	46
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	6	4	0	0	0	0	6	4
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	10	13	0	0	0	0	10	13
Tache R.M.	5	8	0	0	0	0	5	8
West St. Paul R.M.	5	2	0	0	0	0	5	2
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	167	183	150	87	56	159	373	429

Table 3.5: Completions by Submarket and by Intended Market
January - July 2015

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Winnipeg City	915	826	591	480	550	250	2,056	1,556
East St. Paul R.M.	22	36	0	0	0	0	22	36
Headingley R.M.	12	29	0	0	0	0	12	29
MacDonald R.M.	42	27	4	4	0	0	46	31
Ritchot R.M.	36	19	0	96	0	6	36	121
Rosser R.M.	2	2	0	0	0	0	2	2
St. Clements R.M.	39	52	0	0	0	0	39	52
St. Francois Xavier R.M.	8	6	0	0	0	0	8	6
Springfield R.M.	91	64	0	0	2	0	93	64
Tache R.M.	45	30	30	21	0	0	75	51
West St. Paul R.M.	22	14	0	0	0	0	22	14
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	1,234	1,105	625	601	552	256	2,411	1,962

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
July 2015

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Winnipeg City													
July 2015	25	20.7	26	21.5	23	19.0	25	20.7	22	18.2	121	424,721	440,700
July 2014	16	9.6	36	21.6	49	29.3	39	23.4	27	16.2	167	428,489	430,697
Year-to-date 2015	176	21.6	204	25.0	149	18.3	136	16.7	151	18.5	816	402,000	431,283
Year-to-date 2014	151	18.1	155	18.6	202	24.2	229	27.5	96	11.5	833	420,900	426,465
East St. Paul R.M.													
July 2015	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--
July 2014	0	0.0	0	0.0	0	0.0	0	0.0	7	100.0	7	--	--
Year-to-date 2015	0	0.0	0	0.0	0	0.0	0	0.0	14	100.0	14	675,000	668,674
Year-to-date 2014	0	0.0	0	0.0	0	0.0	0	0.0	31	100.0	31	650,000	657,321
Headingley R.M.													
July 2015	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
July 2014	0	0.0	0	0.0	0	0.0	4	66.7	2	33.3	6	--	--
Year-to-date 2015	0	0.0	2	18.2	0	0.0	2	18.2	7	63.6	11	599,900	613,061
Year-to-date 2014	0	0.0	0	0.0	2	7.1	11	39.3	15	53.6	28	550,000	543,239
MacDonald R.M.													
July 2015	5	50.0	0	0.0	0	0.0	4	40.0	1	10.0	10	399,306	383,508
July 2014	1	25.0	0	0.0	0	0.0	1	25.0	2	50.0	4	--	--
Year-to-date 2015	10	24.4	0	0.0	3	7.3	17	41.5	11	26.8	41	450,000	448,860
Year-to-date 2014	4	17.4	0	0.0	1	4.3	13	56.5	5	21.7	23	467,000	471,948
Ritchot R.M.													
July 2015	2	66.7	1	33.3	0	0.0	0	0.0	0	0.0	3	--	--
July 2014	2	66.7	1	33.3	0	0.0	0	0.0	0	0.0	3	--	--
Year-to-date 2015	14	70.0	5	25.0	0	0.0	0	0.0	1	5.0	20	325,000	343,701
Year-to-date 2014	5	29.4	8	47.1	0	0.0	1	5.9	3	17.6	17	367,600	378,409
Rosser R.M.													
July 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
July 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
St. Clements R.M.													
July 2015	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
July 2014	3	75.0	0	0.0	0	0.0	1	25.0	0	0.0	4	--	--
Year-to-date 2015	5	38.5	2	15.4	1	7.7	1	7.7	4	30.8	13	369,900	357,300
Year-to-date 2014	23	82.1	1	3.6	0	0.0	2	7.1	2	7.1	28	157,811	222,728
St. Francois Xavier R.M.													
July 2015	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	--	--
July 2014	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Year-to-date 2015	2	66.7	0	0.0	0	0.0	1	33.3	0	0.0	3	--	--
Year-to-date 2014	0	0.0	0	0.0	3	42.9	4	57.1	0	0.0	7	--	--

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
July 2015

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Springfield R.M.													
July 2015	3	50.0	2	33.3	1	16.7	0	0.0	0	0.0	6	--	--
July 2014	0	0.0	0	0.0	1	33.3	2	66.7	0	0.0	3	--	--
Year-to-date 2015	14	36.8	7	18.4	7	18.4	3	7.9	7	18.4	38	373,400	405,894
Year-to-date 2014	3	7.0	18	41.9	9	20.9	11	25.6	2	4.7	43	400,000	402,288
Tache R.M.													
July 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
July 2014	2	50.0	0	0.0	2	50.0	0	0.0	0	0.0	4	--	--
Year-to-date 2015	6	54.5	2	18.2	0	0.0	0	0.0	3	27.3	11	349,900	390,536
Year-to-date 2014	7	33.3	3	14.3	9	42.9	1	4.8	1	4.8	21	400,000	368,547
West St. Paul R.M.													
July 2015	0	0.0	0	0.0	0	0.0	1	33.3	2	66.7	3	--	--
July 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2015	0	0.0	0	0.0	0	0.0	1	8.3	11	91.7	12	650,000	609,150
Year-to-date 2014	0	0.0	0	0.0	0	0.0	0	0.0	8	100.0	8	--	--
First Nations													
July 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
July 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Winnipeg CMA													
July 2015	37	24.0	29	18.8	24	15.6	30	19.5	34	22.1	154	425,000	446,150
July 2014	24	12.1	37	18.6	52	26.1	48	24.1	38	19.1	199	430,600	435,339
Year-to-date 2015	227	23.2	222	22.7	160	16.3	161	16.4	209	21.3	979	405,900	435,303
Year-to-date 2014	193	18.6	185	17.8	226	21.8	272	26.2	163	15.7	1,039	425,000	430,427

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units July 2015						
Submarket	**July 2015**	**July 2014**	**% Change**	**YTD 2015**	**YTD 2014**	**% Change**
Winnipeg City	440,700	430,697	2.3	431,283	426,465	1.1
East St. Paul R.M.	--	--	n/a	668,674	657,321	1.7
Headingley R.M.	--	--	n/a	613,061	543,239	12.9
MacDonald R.M.	383,508	--	n/a	448,860	471,948	-4.9
Ritchot R.M.	--	--	n/a	343,701	378,409	-9.2
Rosser R.M.	--	--	n/a	--	--	n/a
St. Clements R.M.	--	--	n/a	357,300	222,728	60.4
St. Francois Xavier R.M.	--	--	n/a	--	--	n/a
Springfield R.M.	--	--	n/a	405,894	402,288	0.9
Tache R.M.	--	--	n/a	390,536	368,547	6.0
West St. Paul R.M.	--	--	n/a	609,150	--	n/a
First Nations	--	--	n/a	--	--	n/a
Winnipeg CMA	446,150	435,359	2.5	435,303	430,427	1.1

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Winnipeg
July 2015

		Number of Sales	Yr/Yr %	Sales SA	Number of New Listings	New Listings SA	Sales-to-New Listings SA	Average Price ($)	Yr/Yr %	Average Price ($) SA
2014	January	529	-6.4	989	1,078	1,475	67.1	262,683	5.6	273,576
	February	643	1.9	982	1,174	1,567	62.7	264,636	-2.2	267,725
	March	868	10.9	961	1,638	1,633	58.8	278,527	2.7	270,410
	April	1,169	-0.8	1,014	2,068	1,697	59.8	278,432	3.0	269,641
	May	1,488	1.8	1,037	2,477	1,710	60.6	287,026	4.6	272,985
	June	1,454	4.3	1,043	2,387	1,741	59.9	280,112	2.2	272,175
	July	1,405	9.2	1,094	2,115	1,874	58.4	268,817	2.3	272,012
	August	1,079	-10.8	1,029	1,929	1,766	58.3	270,246	3.3	275,200
	September	1,117	6.2	1,022	2,151	1,757	58.2	263,859	2.9	272,598
	October	1,050	-6.1	1,002	1,663	1,744	57.5	270,605	-0.5	270,217
	November	771	-4.8	1,047	1,206	1,844	56.8	266,945	2.0	274,190
	December	574	-4.0	927	730	1,807	51.3	271,489	-9.0	272,649
2015	January	554	4.7	1,052	1,366	1,932	54.5	261,612	-0.4	271,727
	February	624	-3.0	986	1,373	1,912	51.6	266,837	0.8	271,386
	March	957	10.3	1,037	2,179	2,088	49.7	281,269	1.0	274,139
	April	1,212	3.7	1,030	2,550	1,974	52.2	292,456	5.0	282,317
	May	1,404	-5.6	1,049	2,484	1,802	58.2	287,587	0.2	274,343
	June	1,447	-0.5	990	2,392	1,715	57.7	281,349	0.4	274,652
	July	1,328	-5.5	1,026	2,141	1,786	57.4	281,684	4.8	283,827
	August									
	September									
	October									
	November									
	December									
	Q2 2014	4,111	1.9		6,932			282,137	3.3	
	Q2 2015	4,063	-1.2		7,426			286,818	1.7	
	YTD 2014	7,556	3.5		12,937			276,394	2.8	
	YTD 2015	7,526	-0.4		14,485			281,694	1.9	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
July 2015

		Interest Rates			NHPI, Total, Winnipeg CMA 2007=100	CPI, 2002 =100	Winnipeg Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2014	January	595	3.14	5.24	137.2	123.1	410	5.9	68.3	802
	February	595	3.14	5.24	137.4	123.9	410	5.6	68.1	802
	March	581	3.14	4.99	137.5	124.7	409	5.6	67.8	803
	April	570	3.14	4.79	137.8	124.9	409	5.7	67.8	806
	May	570	3.14	4.79	137.9	125.8	408	5.9	67.6	806
	June	570	3.14	4.79	138.2	125.6	409	5.9	67.7	808
	July	570	3.14	4.79	138.2	125.4	409	5.8	67.5	813
	August	570	3.14	4.79	138.2	125.2	411	5.9	67.8	818
	September	570	3.14	4.79	137.7	125.4	411	6.1	67.9	826
	October	570	3.14	4.79	137.9	125.3	413	6.0	68.1	827
	November	570	3.14	4.79	137.9	125.1	415	5.8	68.1	827
	December	570	3.14	4.79	137.9	124.3	415	5.7	68.1	823
2015	January	570	3.14	4.79	138.1	124.2	416	6.1	68.4	824
	February	567	2.89	4.74	138.2	125.0	417	6.2	68.5	825
	March	567	2.89	4.74	138.7	126.5	419	6.3	68.9	828
	April	561	2.89	4.64	138.8	126.3	422	6.1	69.0	832
	May	561	2.89	4.64	138.9	126.6	425	5.1	69.5	835
	June	561	2.89	4.64	139.6	127.0	426	6.1	69.6	838
	July	561	2.89	4.64		126.8	426	6.0	69.4	841
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**Intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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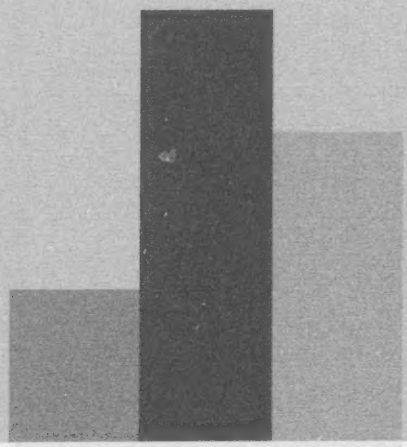

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